



# NEAR THE FJORD OF KIEL

Preetzer Str. 51 - 55 und Gazellestr. 12 - 14 in 24143 Kiel

**The Concept:** 40 existing units and 9 attic conversions for long-term rentals.

**Year of Construction:** 1960 / 2024

**Parcel:** 276

**Property Area:** Approximately 2,424 m<sup>2</sup>

**Living Area:** **Approximately 2,735 m<sup>2</sup>**  
Existing: Approximately 2,296 m<sup>2</sup>  
Attic Conversion: Approximately 439 m<sup>2</sup>

**Residential Units:** **49**  
Existing: 40  
Attic Conversion: 9

**Unit Sizes:** Approximately 24 – 69 m<sup>2</sup>

**Rents:** 5.00 – 9.47 €/m<sup>2</sup> – Existing  
10.00 – 11.00 €/m<sup>2</sup> – Renovated  
12.00 €/m<sup>2</sup> – Attic Conversion  
45 – 50 €/Month – Garages

**Balconies:** Yes

**Elevator:** No

**Energy Source:** District Heating

**Property Division According to Condominium Association (WEG):** Yes

# Macro Location





# Micro Location



# Project Plan



# Purchase Price List

<b>Category</b>	<b>PP/m<sup>2</sup></b>
Existing	2.950,00 €
Renovated Existing	4.200,00 €
Attic Conversion	4.500,00 €
Per Garage	15.000,00 €

Note: Price change due to modernization during tenant turnover possible



# Impressions











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